

041.0

0006

0018.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / 857,600 /

Total Parcel 857,600

USE VALUE:

857,600 /

857,600

ASSESSED:

857,600 /

857,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		FORDHAM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAMPBELL PAUL R & BONNIE C
Owner 2:	TRUSTEES/CAMPBELL TRUST
Owner 3:	

Street 1: 21 MEADOW VIEW RD

Street 2:

Twn/City: CHATHAM

St/Prov: MA Cntry: Own Occ: N

Postal: 02633 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2160 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
104		4500.000	413,600		444,000	857,600				
Total Card		0.103	413,600		444,000	857,600	Entered Lot Size			
Total Parcel		0.103	413,600		444,000	857,600	Total Land:			
Source: Market Adj Cost				Total Value per SQ unit /Card:	397.04	/Parcel: 397.0	Land Unit Type:			

PREVIOUS ASSESSMENT

Parcel ID								
041.0-0006-0018.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	413,700	0	4,500.	444,000	857,700	857,700
2019	104	FV	321,900	0	4,500.	471,800	793,700	793,700
2018	104	FV	321,900	0	4,500.	344,100	666,000	666,000
2017	104	FV	302,300	0	4,500.	299,700	602,000	602,000
2016	104	FV	302,300	0	4,500.	255,300	557,600	557,600
2015	104	FV	270,000	0	4,500.	249,800	519,800	519,800
2014	104	FV	270,000	0	4,500.	205,400	475,400	475,400
2013	104	FV	280,700	0	4,500.	195,400	476,100	476,100

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes	
CAMPBELL PAUL/E		27839-264		11/4/1997	Family		99	No	No	F		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/10/2003	151	Re-Roof	7,000						11/9/2018	MEAS&NOTICE	HS	Hanne S
									4/15/2009	Measured	372	PATRIOT
									3/10/2000	Inspected	276	PATRIOT
									2/9/2000	Mailer Sent		
									2/9/2000	Measured	197	PATRIOT

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/



Total Card / Total Parcel
857,600 / 857,600

APPRAISED: USE VALUE: ASSESSED:

857,600 / 857,600 / 857,600

28712 GIS Ref

GIS Ref

Insp Date

11/09/18

13490!

PRINT

Date Time

12/10/20 18:43:40

LAST REV

Date Time

04/09/19 14:07:48

apro

3490

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Good																		
Sty Ht: 2 - 2 Story				A Bath:	Rating:																		
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																		
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath:	Rating:																		
Prime Wall: 4 - Vinyl				A HBth:	Rating:																		
Sec Wall:	%			OthrFix:	Rating:																		
Roof Struct: 2 - Hip				OTHER FEATURES				RESIDENTIAL GRID															
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 2													
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir:				Frl:	Rating:			Other															
GENERAL INFORMATION				WSFlue:	Rating:			Upper															
Grade: C - Average				CONDOS INFORMATION				Lvl 2															
Year Blt: 1923	Eff Yr Blt:			Location:				Lvl 1															
Alt LUC:	Alt %:			Total Units:				Lower															
Jurisdct: G5	Fact: .			Floor:				Totals	RMs: 10	BRs: 4	Baths: 2	HB											
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %			Exterior:	No Unit	RMS	BRS	FL											
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:	2	5	2												
Sec Int Wall:	%			Economic:		%		Additions:															
Partition: T - Typical				Special:		%		Kitchen:															
Prim Floors: 3 - Hardwood				Override:		%		Baths:															
Sec Floors:	%			Total:	31 %			Plumbing:															
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ:	170.00			Heating:															
Bsmnt Gar:				Size Adj.: 1.13611102				General:															
Electric: 3 - Typical				Const Adj.: 0.98980200																			
Insulation: 2 - Typical				Adj \$ / SQ: 191.169																			
Int vs Ext: S				Other Features: 111500																			
Heat Fuel: 1 - Oil				Grade Factor: 1.00																			
Heat Type: 5 - Steam				NBHD Inf: 1.00000000																			
# Heat Sys: 2				NBHD Mod:																			
% Heated: 100	% AC:			LUC Factor: 1.00																			
Solar HW: NO	Central Vac: NO			Adj Total: 599407																			
% Com Wall:	% Sprinkled:			Depreciation: 185816				Juris. Factor: 1.00	Before Depr: 191.17														
				Depreciated Total: 413591				Special Features: 0	Val/Su Net: 114.13														
								Final Total: 413600	Val/Su SzAd: 191.48														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 041.0-0006-0018.0								IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc					
More: N	Total Yard Items:							Total Special Features:						Total:									